| 012.0 | 0006 | 0001.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 984,200 / 984,200 |
| | | | | | USE VALUE: | 984,200 / 984,200 |
| | | | | | ASSESSED: | 984,200 / 984,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 6 | | PUTNAM RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | CLOHERTY THOMAS E | |
| Owner 2: | ARTHUR VICTORIA J | |
| Owner 3: | | |
| Street 1: | 6 PUTNAM RD | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA Cntry: | Own Occ: Y |
| Postal: | 02474 | Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | HILLMER NEIL J - |
| Owner 2: | CLOHERTY JOAN M - |
| Street 1: | 6 PUTNAM RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 6,664 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Wood Shingle Exterior and 2172 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6664.000 | 457,300 | | 526,900 | 984,200 |
| Total Card | 0.153 | 457,300 | | 526,900 | 984,200 |
| Total Parcel | 0.153 | 457,300 | | 526,900 | 984,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.13 | /Parcel: 453.1

**Legal Description**

**User Acct** 9831

**GIS Ref**

**GIS Ref**

**Insp Date** 11/09/17

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 012.0-0006-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 455,200 | 0 | 6,664. | 526,900 | 982,100 | 982,100 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 335,300 | 0 | 6,664. | 681,900 | 1,017,200 | 1,017,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 334,100 | 0 | 6,664. | 433,900 | 768,000 | 768,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 334,100 | 0 | 6,664. | 396,700 | 730,800 | 730,800 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 304,200 | 0 | 6,664. | 322,400 | 626,600 | 626,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 297,000 | 0 | 6,664. | 322,400 | 619,400 | 619,400 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 297,000 | 0 | 6,664. | 293,800 | 590,800 | 590,800 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 297,000 | 0 | 6,664. | 279,600 | 576,600 | 576,600 | | 12/13/2012 |

!1225!

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 16:53:05 |

**LAST REV**

| Date | Time |
|---|---|
| 06/02/20 | 11:34:13 |
| danam | |
| 1225 | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| A | 1343-5 | | 8/20/2007 | | 629,000 | No | No | | |
| HILLMER PATRICI | 1211-147 | | 9/24/1999 | Family | 230,000 | No | No | | |
| | 107-6 2 | | 11/1/1990 | | 1 | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 12/18/2018 | 1904 | Inter Fi | 98,197 | O | | | | remod kitch & base |
| 7/8/2015 | 897 | Addition | 227,564 | | | | | |
| 7/26/1999 | 469 | Porch | 2,500 | | | | | ADD STAIRWAY REAR |
| 6/24/1999 | 380 | Redo Kit | 15,500 | | | | | REMODEL KIT/BATH |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 4/2/2020 | Permit Visit | DGM | D Mann |
| 11/9/2017 | MEAS&NOTICE | BS | Barbara S |
| 7/18/2016 | Meas/Inspect | DGM | D Mann |
| 7/18/2016 | Permit Visit | DGM | D Mann |
| 1/27/2009 | Meas/Inspect | 372 | PATRIOT |
| 10/20/1999 | Inspected | 267 | PATRIOT |
| 9/27/1999 | Mailer Sent | | |
| 9/27/1999 | Measured | 264 | PATRIOT |
| 10/1/1981 | | MM | Mary M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 9831 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6664 | | Sq. Ft. | Site | | 0 | 85. | 0.93 | 2 | | | | | | | | | 526,931 | | | | | | 526,900 | |

Total AC/HA: 0.15298 | Total SF/SM: 6664 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 526,931 | Spl Credit | Total: 526,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | k - Kelwyn Manor | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1939 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G17 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Very Good |
| A Bath: | 1 | Rating: | Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.20702910 |
| Const Adj.: | 0.99980003 |
| Adj $ / SQ: | 150.848 |
| Other Features: | 121012 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 512682 |
| Depreciation: | 55370 |
| Depreciated Total: | 457312 |

## COMMENTS

OF=BMT SINK.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | 1999 |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | M |
| Totals | | | |
| 1 | 7 | 3 | |

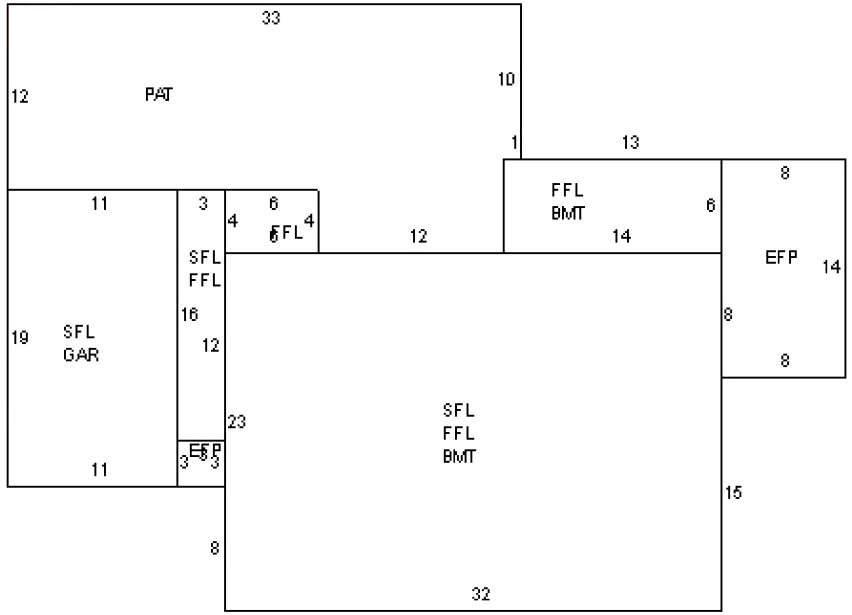
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 165.93 |
| Special Features: | 0 | Val/Su Net: | 131.52 |
| Final Total: | 457300 | Val/Su SzAd | 242.60 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 993 | 150.850 | 149,793 |
| FFL | First Floor | 892 | 150.850 | 134,557 |
| BMT | Basement | 820 | 58.160 | 47,694 |
| PAT | Patio | 442 | 3.100 | 1,369 |
| GAR | Garage | 209 | 26.960 | 5,634 |
| EFP | Enclos Porch | 121 | 49.720 | 6,016 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,477 | | | Total: | 345,063 |
| Size Ad | 1885 | Gross Are | 3477 | FinArea | 2172 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 35 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

012.0-0006-0001.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|